

# MEMORANDUM

Agenda Item No. 8(F)(21)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 7, 2017

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution declaring surplus certain County-owned properties listed in Exhibit "A"; authorizing the public sale of same to the highest bidder or by private sale to an adjacent property owner for no less than 75 percent of assessed market value as determined by the Office of the Property Appraiser at the time of sale or 75 percent of appraised value as determined by an independent state certified appraiser for those properties with assessed market values of \$50,000 or greater; waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizing the Chairperson or Vice Chairperson of the Board to execute County deeds for such purpose; and authorizing the County Mayor to take all action necessary to effectuate the sale of such properties

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Government Operations Committee.

  
\_\_\_\_\_  
Abigail Price-Williams  
County Attorney

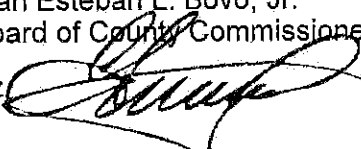
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# Memorandum



**Date:** November 7, 2017

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Declaring as Surplus 99 County-Owned Real Properties and Authorizing their Sale to the Highest Bidder through the County's Competitive Bidding Process or by Private Sale to an Adjacent Property Owner, Pursuant to Section 125.35 of the Florida Statutes

**This item was amended at the October 10, 2017 Government Operations Committee meeting to reduce the number of County-owned real properties to be declared surplus and authorized for sale from 142 to 99. Additionally, the fiscal impact was adjusted to reduce the estimated maintenance costs and revenue associated with the sale of those properties. This item was also amended to include the County Deed referenced in the Resolution as Exhibit "B."**

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following actions:

- Declares as surplus 99 County-owned real properties listed in Exhibit "A" to the resolution and authorizes their sale to the highest bidder through the County's competitive bidding process or by private sale to an adjacent property owner pursuant to the provisions of Section 125.35 of the Florida Statutes, for a minimum sale amount of (a) 75 percent of the assessed market value, as determined by the Office of the Property Appraiser for properties valued at less than \$50,000; or (b) 75 percent of the appraised value, as determined by an independent State certified appraiser (no greater than six months old), for those properties with assessed market values of \$50,000 or greater;
- Waives Administrative Order No. 8-4 as it relates to the review by the Planning Advisory Board.

## **SCOPE**

The properties are located in various Commission Districts. Below is a table that summarizes the number of properties by Commission District.

District	Properties
1 Commissioner Barbara J. Jordan	10
2 Commissioner Jean Monestime	3
3 Commissioner Audrey M. Edmonson	57
4 Commissioner Sally A. Heyman	1
5 Commissioner Bruno A. Barreiro	3
6 Commissioner Rebeca Sosa	0
7 Commissioner Xavier L. Suarez	1
8 Commissioner Daniella Levine Cava	3
9 Commissioner Dennis C. Moss	18
10 Commissioner Javier D. Souto	1
11 Commissioner Joe A. Martinez	0
12 Commissioner José "Pepe" Diaz	1
13 Commissioner Esteban L. Bovo, Jr.	1
<b>Total</b>	<b>99</b>

**FISCAL IMPACT/FUNDING SOURCE**

The sale of these properties will eliminate the County's obligation to maintain them, which costs approximately \$16,637 per year for all 99 properties, and will place the properties back on the tax roll, generating approximately \$55,579 in annual ad valorem taxes. If all of these properties sold at 75 percent of their assessed market value, the estimated revenue would be approximately \$1,976,358, of which \$494,090 (25 percent) will go to the Affordable Housing Trust Fund.

**TRACK RECORD/MONITOR**

Barry Kent of the Internal Services Department, Real Estate Development Division, is managing the sale of these properties.

**DELEGATION OF AUTHORITY**

Authorizes the County Mayor or the County Mayor's designee to sell the properties to the highest bidder, at no less than 75 percent of the assessed market value as determined by the Office of the Property Appraiser, hire appraisers from the County's list of approved appraisers to establish the fair market value for those properties with an assessed market value of \$50,000 or greater; perform all title work and due diligence to confirm that liens, encumbrances, or any other obstacles do not exist prior to selling the 99 properties, take all actions necessary to accomplish the sale of the properties, and authorizes the Chairperson or Vice Chairperson of the Board to execute County Deeds for such purpose.

**BACKGROUND**

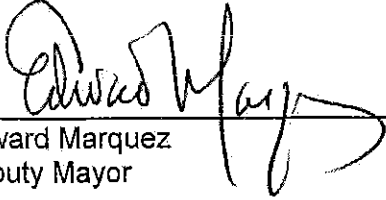
In furtherance of the Internal Service Department's efforts to minimize its portfolio of properties that require maintenance expenses and provide no use to the County, the surplus and sale of the real properties listed in Exhibit "A" is recommended. The Board previously approved the sale of 53 County-owned properties through Resolution No. R-450-15. Internal Services has identified an additional 99 County-owned properties from the County's inventory of properties that are not in use and has worked with each District Commissioner in selecting the properties listed in Exhibit "A" attached to the resolution. In accordance with Administrative Order 8-4, the properties were circulated to County departments, including Public Housing and Community Development's Infill Housing Program, and no County need was identified. Additionally, Internal Services notified the respective municipalities that the properties were being considered for surplus designation and no interest was expressed by those municipalities.

Florida Statutes Section 125.35(1) requires surplus property to be offered for sale to the general public via competitive bidding. Florida Statutes Section 125.35(2) states that when the Board determines that a parcel of real property is of insufficient size and shape to be issued a building permit, the Board may authorize a private sale of the property to an adjacent property owner. All of the properties listed in Exhibit "A" have been reviewed to determine whether they meet minimum zoning requirements and have been classified as "buildable" if they meet minimum zoning requirements or "not buildable" if they do not. The properties classified as "buildable" will be offered for sale to the general public via competitive bidding. The properties classified as "not buildable" will first be offered to the adjacent property owners. If more than one adjacent property owner expresses interest in a property, that property will be competitively bid amongst the interested parties. If none of the adjacent property owners express interest in the property, the property will be offered for sale to the general public. Additional property details are provided in Exhibit "A."

Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners  
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In accordance with Resolution No. R-380-17, written notice of the surplus properties was provided to each District Commissioner wherein the surplus property lies.

Attachment

A handwritten signature in black ink, appearing to read "Edward Marquez", written over a horizontal line.

Edward Marquez  
Deputy Mayor



# EXHIBIT "A"

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
1	0821220000310 ADJACENT WEST OF 1756 ALI BABA AVE	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL PROFESSIONAL OFFICE	7,000	\$14,700.00	BUILDABLE
2	08212200051460 ADJACENT EAST OF 14145 NW 22 CT	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL - LIBERAL	6,262	\$50,096.00	BUILDABLE
3	0821220000380 1782 NW 151 ST	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL PROFESSIONAL OFFICE	5,663	\$16,989.00	BUILDABLE
4	3421050140940 ADJACENT WEST OF 4504 NW 191 TER	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 4 UNITS	6,500	To Be Determined	BUILDABLE
5	3021070120840 5446 NW 169 TER	INTERNAL SERVICES	1	Vacant Land	TOWNHOUSE	1,587	\$7,135.00	BUILDABLE
6	3421080190750 VACANT LOT NW OF 3956 NW 182 LN	INTERNAL SERVICES	1	Vacant Land	RU-1	2,925	\$13,994.00	NOT BUILDABLE
7	3421080200750 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
8	3421080200760 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
9	3421080200800 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
10	3421080190760 FRONTING NW 183 ST AT NW 139 CT	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,045	\$14,294.00	NOT BUILDABLE
11	302200023186 STRIP AT THE REAR OF 1468 NE 144 ST	INTERNAL SERVICES	2	Vacant Land	RU-2	659	\$3,130.00	NOT BUILDABLE
12	3031110470080 8008 NW 10 AVE	INTERNAL SERVICES	2	Vacant Land	RU-2	2,700	\$11,826.00	NOT BUILDABLE
13	3021340000320 ADJACENT WEST OF 2505 NW 105 ST	INTERNAL SERVICES	2	Vacant Land	RU-1	3,734	\$11,173.00	NOT BUILDABLE
14	0131120000410 ADJACENT NORTH OF 7122 NW 2 CT	INTERNAL SERVICES	3	Vacant Land	D1	3,535	\$49,490.00	NOT BUILDABLE
15	0431120240190 ADJACENT NORTH OF 7128 NW-2 AVE	INTERNAL SERVICES	3	Vacant Land	D1	5,796	\$93,736.00	BUILDABLE

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Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
16	7948 NW 3 AVE	INTERNAL SERVICES	3	Vacant Land	T6-8-O	5,219	\$104,260.00	BUILDABLE
17	6441 NE 1 PL	INTERNAL SERVICES	3	Vacant Land	T5 L	4,225	\$42,250.00	NOT BUILDABLE
18	131 NE 66 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	415	\$752.00	NOT BUILDABLE
19	40 NW 71ST ST	INTERNAL SERVICES	3	Vacant Land	T5-O	4,850	\$59,260.00	NOT BUILDABLE
20	7045 NW 17TH AVE	INTERNAL SERVICES	3	Vacant Land	T4-L	4,275	\$26,650.00	NOT BUILDABLE
21	6846 NW 15TH AVE	INTERNAL SERVICES	3	Vacant Land	T4-O	5,900	\$59,000.00	BUILDABLE
22	6850 NW 15TH AVE	INTERNAL SERVICES	3	Vacant Land	T4 O	2,500	\$15,000.00	NOT BUILDABLE
23	6858 NW 15TH AVE	INTERNAL SERVICES	3	Vacant Land	T4 O	2,500	\$15,000.00	NOT BUILDABLE
24	587 NW 63 ST	INTERNAL SERVICES	3	Vacant Land	T6-8 O	7,150	\$50,050.00	NOT BUILDABLE
25	ADJACENT SOUTH OF 6218 NW 1 CT	INTERNAL SERVICES	3	Vacant Land	T5 O	4,200	\$42,000.00	NOT BUILDABLE
26	94 NE 57 ST	INTERNAL SERVICES	3	Vacant Land	T3 O	4,240	\$47,591.00	NOT BUILDABLE
27	1553 NW 69 ST	INTERNAL SERVICES	3	Vacant Land	T3 O	3,000	\$3,628.00	NOT BUILDABLE
28	6904 NW 8 AVE	INTERNAL SERVICES	3	Vacant Land	T4 L	1,886	\$11,316.00	NOT BUILDABLE
29	6250 NW 15 AVE	INTERNAL SERVICES	3	Vacant Land	T4 L	4,370	\$26,220.00	NOT BUILDABLE
30	1691 NW 58 TER	INTERNAL SERVICES	3	Vacant Land	T4 L	2,650	\$15,900.00	NOT BUILDABLE
31	4747 NW 17 AVE	INTERNAL SERVICES	3	Vacant Land	T5 O	300	\$2,025.00	NOT BUILDABLE
32	4000 NW 12 AVE	INTERNAL SERVICES	3	Vacant Land	T3 O	2,520	\$12,702.00	NOT BUILDABLE

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Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
33	4220 NW 7 AVE	INTERNAL SERVICES	3	Vacant Land	T5-O	4,750	\$64,750.00	NOT BUILDABLE
34	4501 NW 7 AVE	INTERNAL SERVICES	3	Vacant Land	T5-O	4,950	\$74,250.00	NOT BUILDABLE
35	11 NW 46 ST	INTERNAL SERVICES	3	Vacant Land	T3 L	1,400	\$5,343.00	NOT BUILDABLE
36	224 NW 21 ST	INTERNAL SERVICES	3	Vacant Land	T5-O	6,500	\$799,000.00	BUILDABLE
37	637 NW 26 ST	INTERNAL SERVICES	3	Vacant Land	D2	2,374	\$5,935.00	NOT BUILDABLE
38	1600 NW 21 TER	INTERNAL SERVICES	3	Vacant Land	D1	3,575	\$53,625.00	NOT BUILDABLE
39	1601 NW 21 TER	INTERNAL SERVICES	3	Vacant Land	D1	3,575	\$64,350.00	NOT BUILDABLE
40	1590 NW 21 ST	INTERNAL SERVICES	3	Vacant Land	D1	N/A	\$42,900.00	NOT BUILDABLE
41	1378 NW 32 ST	INTERNAL SERVICES	3	Vacant Land	T3 O	3,100	\$6,113.00	NOT BUILDABLE
42	207 NW 85 ST	INTERNAL SERVICES	3	Vacant Land	T5-R	4,070	\$132,538.00	NOT BUILDABLE
43	ADJACENT WEST OF 3530 BISCAYNE BLVD	INTERNAL SERVICES	3	Vacant Land	T6-36a O	2,425	\$424,375.00	NOT BUILDABLE
44	REAR OF 1241 NE 113 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	6,800	\$46,008.00	NOT BUILDABLE
45	ADJACENT NORTH OF 7328 NW 17 CT	INTERNAL SERVICES	3	Vacant Land	RU-2	1,875	\$5,263.00	NOT BUILDABLE
46	7465 NW 23 ST AVE	INTERNAL SERVICES	3	Vacant Land	BU-1	7,500	\$60,000.00	BUILDABLE
47	7313 NW 17 AVE	INTERNAL SERVICES	3	Vacant Land	RU-1	6,535	\$7,805.00	NOT BUILDABLE
48	ADJACENT WEST OF 1684 NW 73 ST	INTERNAL SERVICES	3	Vacant Land	RU-1	2,500	\$7,136.00	NOT BUILDABLE
49	ADJACENT EAST OF 6230 NW 19 AVE	INTERNAL SERVICES	3	Vacant Land	BU-3	11,500	\$92,000.00	BUILDABLE

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Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
50	3031150050830 6875 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	2,800	\$16,800.00	NOT BUILDABLE
51	3031150051420 ADJACENT NORTH OF 6715 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
52	3031150053300 2ND LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	3,230	\$25,840.00	NOT BUILDABLE
53	3031150053320 3RD LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	RU-2	2,630	\$7,364.00	NOT BUILDABLE
54	3031150053330 4TH LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	2,630	\$21,040.00	NOT BUILDABLE
55	3031150053340 5TH LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	2,630	\$21,040.00	NOT BUILDABLE
56	3031150053600 2 LOT IN NW CORNER OF NW 62 ST & NW 18 AVE	INTERNAL SERVICES	2	Vacant Land	BU-3	6,400	\$51,840.00	BUILDABLE
57	3031150053810 ADJACENT EAST OF 1818 NW 63 ST	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
58	3031150053820 ADJACENT EAST OF 1818 NW 63 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	1,400	\$1,241.00	NOT BUILDABLE
59	3031150053880 NW CORNER OF NW 62 ST & NW 18 AV 2ND LOT NW	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
60	3031150055690 ADJACENT NORTH OF 6800 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
61	3031150056630 6954 NW 18TH AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	2,800	\$16,800.00	NOT BUILDABLE
62	3031150056930 7008 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,470	\$8,820.00	NOT BUILDABLE
63	3031150059010 ADJACENT EAST OF 2224 NW 58 ST	INTERNAL SERVICES	3	Vacant Land	BU-2	4,567	\$37,969.00	NOT BUILDABLE
64	30311500280201 2423 NW 56 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	4,250	\$45,864.00	NOT BUILDABLE
65	3031150060240 6040 NW 52 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	7,355	\$51,845.00	BUILDABLE
66	3031150380052 6117 NW 25 AVE	INTERNAL SERVICES	3	Vacant Land	RU-2	2,550	\$37,107.00	NOT BUILDABLE



Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
67	3031210230840 4690 NW 29TH AVE	INTERNAL SERVICES	3	Vacant Land	RU-2	2,506	\$57,307.00	NOT BUILDABLE
68	3031210260470 2993 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,971.00	NOT BUILDABLE
69	3031210260750 2980 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$7,474.00	NOT BUILDABLE
70	3031210260990 ADJACENT WEST OF 2710 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
71	3031210261370 2780 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
72	3031210261520 ADJACENT EAST OF 2741 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
73	3031210261640 2934 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
74	3031210261750 2999 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	3,432	\$9,167.00	NOT BUILDABLE
75	3031210261780 ADJACENT EAST OF 2991 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
76	3031210280200 ADJACENT WEST OF 3075 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
77	3031210280215 ADJACENT EAST OF 3075 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
78	3031210280250 3051 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
79	3031210280300 3019 NW 45 ST	INTERNAL SERVICES	3	Vacant Building	RU-2	2,610	\$60,222.00	NOT BUILDABLE
80	3031210280410 TWO LOTS ADJACENT WEST OF 3030 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
81	3031210280730 3010 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
82	3031210280880 3065 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
83	3031210280140 ADJACENT EAST OF NW 3111 NW 46 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	6,000	\$54,000.00	BUILDABLE

	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
84	3031220020170	4618 NW 26 AVE	INTERNAL SERVICES	3	Vacant Land	RU-2	4,000	\$18,000.00	NOT BUILDABLE
85	3031220060050	ADJACENT NORTH OF 4820 NW 22 AVE	INTERNAL SERVICES	3	Vacant Land	BU-3	2,088	\$12,528.00	NOT BUILDABLE
86	3031220180010	SE CORNER OF NW 54 ST & NW 25 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	2,500	\$20,000.00	NOT BUILDABLE
87	3031220180020	ADJACENT WEST OF 2488 NW 54 ST	INTERNAL SERVICES	3	Vacant Land	BU-3	2,500	\$20,000.00	NOT BUILDABLE
88	3031230480030	2488 NW 54TH ST	INTERNAL SERVICES	3	Vacant Land	BU-3	5,760	\$51,160.00	BUILDABLE
89	3122110060430	SOUTH CORNER OF CHURCH ST & 174 DR	INTERNAL SERVICES	4	Vacant Land	RMF-2	1,089	\$5,444.00	NOT BUILDABLE
90	0131330241170	ADJACENT SOUTH OF 1354 NW 27 AVE	INTERNAL SERVICES	5	Vacant Land	T6-8 O	4,077	\$48,723.00	NOT BUILDABLE
91	0131340580195	ADJACENT WEST OF 2651 NW 11 ST	INTERNAL SERVICES	5	Vacant Land	T3 O	3,004	\$4,608.00	NOT BUILDABLE
92	0141020060250	1658 NW 1 ST	INTERNAL SERVICES	5	Vacant Land	T5 L	3,830	\$95,750.00	NOT BUILDABLE
93	0140020031352	956 SW FLAGAMI BLVD	INTERNAL SERVICES	6	Vacant Land	T3 R	3,100	\$41,900.00	NOT BUILDABLE
94	0140030021609	7273 SW 2 ST	INTERNAL SERVICES	6	Vacant Land	RU-1	871	\$11,946.00	NOT BUILDABLE
95	0141060420231	706 SW 45 AVE	INTERNAL SERVICES	6	Vacant Land	RU-1	2,750	\$46,320.00	NOT BUILDABLE
96	3040040000020	4 STRIPS RUNNING ALONG SW 5TH ST	INTERNAL SERVICES	6	Vacant Land	RU-2M	4,699	\$5,986.00	NOT BUILDABLE
97	0940350130760	ADJACENT EAST OF 6792 SW 78 TER	INTERNAL SERVICES	7	Vacant Land	RU-1	3,125	\$84,375.00	NOT BUILDABLE
98	1079120020640	445 NW 52 ST	INTERNAL SERVICES	8	Vacant Land	RU-1	6,750	\$48,211.00	BUILDABLE
99	1079180081870	45 SE 3RD RD	INTERNAL SERVICES	8	Vacant Land	B-1	7,500	\$43,125.00	BUILDABLE
100	3068220020750	ADJACENT EAST OF 19745 SW 244 ST	INTERNAL SERVICES	8	Vacant Land	EU-M	5,400	\$1,782.00	NOT BUILDABLE

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	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
101	3069100000221	BETWEEN SW 140 A SW 139 AV AT SW 204 ST	INTERNAL SERVICES	8	Vacant Land	AU	16,553	\$13,300.00	NOT BUILDABLE
102	3069200000102	ADJACENT EAST OF 15945 SW 240 ST	INTERNAL SERVICES	8	Vacant Land	AU	4,356	\$5,300.00	NOT BUILDABLE
103	3250220000180	ADJACENT NORTH & EAST OF 7881 SW 141 ST	INTERNAL SERVICES	8	Vacant Land PPL Easement	ESTATES-15000 SQFT LOT	57,604	\$7,860.00	NOT BUILDABLE
104	1078130520350	717 SW 3 AVE	INTERNAL SERVICES	9	Vacant Land	PAD	6,525	\$20,554.00	BUILDABLE
105	1079200100240	1279 SE 9 PL	INTERNAL SERVICES	9	Vacant Land	TOWNHOUSE	7,212	\$5,212.00	BUILDABLE
106	1678250181700	901 SW 7 PL	INTERNAL SERVICES	9	Vacant Land	PUD	3,457	\$6,914.00	BUILDABLE
107	3050320000380	ADJACENT NORTH OF 10231 SW 178 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	5,227	To Be Determined	NOT BUILDABLE
108	3050320000990	ADJACENT WEST OF 10261 SW 179 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	6,534	\$26,136.00	NOT BUILDABLE
109	3059230041711	WEST OF 13096 SW 150 TER	INTERNAL SERVICES	9	Vacant Land	RU-3M	19,212	\$268,968.00	BUILDABLE
110	3059340351910	ADJACENT SOUTH & EAST OF 18325 SW 145 AVE	INTERNAL SERVICES	9	Vacant Land	RU-1M(a)	2,746	\$30,206.00	NOT BUILDABLE
111	3060070030090	ADJACENT NORTH OF 11451 SW 216 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	4,740	\$9,480.00	NOT BUILDABLE
112	3060180050260	3 LOTS WEST OF 10845 W OLD CUTLER RD	INTERNAL SERVICES	9	Vacant Land	RU-1	3,223	\$8,058.00	NOT BUILDABLE
113	3069120080480	ADJACENT NW OF 21845 GOULDS AVE	INTERNAL SERVICES	9	Vacant Land	BU-2	3,485	\$24,395.00	NOT BUILDABLE
114	3060180050310	ADJACENT EAST OF 10875 W OLD CUTLER RD	INTERNAL SERVICES	9	Vacant Land	RU-1	2,982	\$7,455.00	NOT BUILDABLE
115	3069130111100	ADJACENT WEST OF 12301 SW 230 STREET	INTERNAL SERVICES	9	Vacant Land	RU-1	6,250	\$15,625.00	NOT BUILDABLE
116	3069130111080	NE CORNER OF SW 230 ST & SW 123 CT	INTERNAL SERVICES	9	Vacant Land	RU-1	6,250	\$15,625.00	NOT BUILDABLE

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
117	3078280020280 NEAR 349 ST & SW 210 AVE	INTERNAL SERVICES	9	Vacant Land	GU	6,098	\$2,800.00	NOT BUILDABLE
118	3079020000060 ADJACENT EAST OF 13203 SW 284 ST	INTERNAL SERVICES	9	Vacant Land	AU	19,602	\$12,375.00	NOT BUILDABLE
119	3050320040350 10100 WEST HIBISCUS ST	INTERNAL SERVICES	9	Vacant Land	RU-2	4,750	\$19,000.00	NOT BUILDABLE
120	1078130360750 503 SW 8 AVE	INTERNAL SERVICES	9	Vacant Land	PUD	2,522	\$5,674.00	NOT BUILDABLE
121	3069130030210 EASEMENT ADJACENT EAST OF 11770 SW 224 ST	INTERNAL SERVICES	9	Vacant Land	AU	30,405	\$2,268.00	NOT BUILDABLE
122	3040050180330 W FLAGLER ON SW 97 CT	INTERNAL SERVICES	10	Vacant Land	RU-TH	210	\$840.00	NOT BUILDABLE
123	3049020481040 NORTH OF SW 115T EAST OF SW 134 PL	INTERNAL SERVICES	11	Vacant Land	RU-AL	59,094	\$5,009.00	NOT BUILDABLE
124	3049110131700 NORTH OF SW 115T EAST OF SW 136 PL	INTERNAL SERVICES	11	Vacant Land	RU-1	102,593	\$128,440.00	NOT BUILDABLE
125	3049120040930 NEAR SW 24 ST & SW 116 AVE	INTERNAL SERVICES	11	Vacant Land	CU	6,609	\$9,500.00	NOT BUILDABLE
126	3049170041270 NEAR SW 162 CT & SW 34 ST	INTERNAL SERVICES	11	Vacant Land	CU	6,609	\$8,000.00	NOT BUILDABLE
127	3049170042230 BETWEEN SW 24 ST & SW 26 ST & SW 160 AV & SW 159 CT	INTERNAL SERVICES	11	Vacant Land	CU	6,600	\$8,600.00	NOT BUILDABLE
128	3049170046780 NEAR SW 38 ST & SW 158 CT	INTERNAL SERVICES	11	Vacant Land	CU	7,260	\$9,000.00	NOT BUILDABLE
129	3049170048410 NEAR SW 38 ST & SW 158 CT	INTERNAL SERVICES	11	Vacant Land	CU	13,500	\$17,000.00	NOT BUILDABLE
130	3049170041490 NW CORNER OF SW 24 TER & SW 152 CT	INTERNAL SERVICES	11	Vacant Land	CU	13,500	\$16,000.00	NOT BUILDABLE
131	3049170030020 NW CORNER OF SW 40 ST SW 159 AV	INTERNAL SERVICES	11	Vacant Land	CU	89,586	\$55,500.00	NOT BUILDABLE
132	3049170043520 NEAR SW 159 CT & SW 36 ST	INTERNAL SERVICES	11	Vacant Land	CU	6,600	\$8,500.00	NOT BUILDABLE

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Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
122	SW-164 CT & SW-29 ST	INTERNAL-SERVICES	11	Vacant Land	GU	6,600	\$5,500.00	NOT-BUILDABLE
124	NEAR SW-159 CT & SW-24 ST	INTERNAL-SERVICES	11	Vacant Land	GU	7,260	\$9,000.00	NOT-BUILDABLE
125	NEAR SW-163 RD CT & SW-34 ST	INTERNAL-SERVICES	11	Vacant Land	GU	6,600	\$5,500.00	NOT-BUILDABLE
126	NE CORNER OF SW-40 ST & SW-159 CT	INTERNAL-SERVICES	11	Vacant Land	GU	80,586	\$3,250.00	NOT-BUILDABLE
127	SW-162 AVE & SW-32 ST	INTERNAL-SERVICES	11	Vacant Land	GU	2,125	\$4,000.00	NOT-BUILDABLE
128	SW-162 & SW-31 LN	INTERNAL-SERVICES	11	Vacant Land	GU	6,600	\$5,500.00	NOT-BUILDABLE
129	SW-09-41 & WEST OF 997	INTERNAL-SERVICES	11	Vacant Land	GU	54,450	\$250.00	NOT-BUILDABLE
140	6982 SW 146TH AVE	INTERNAL-SERVICES	11	Vacant Land	RU-1	9,259	\$67,409.00	BUILDABLE
141	ADJACENT NORTH OF 3190 NW 77 CT	INTERNAL-SERVICES	12	Vacant Land	INTENSIVE USE	9,503	\$190,000.00	NOT-BUILDABLE
142	ADJACENT EAST OF 2130 W 5 CT	INTERNAL-SERVICES	13	Vacant Land	R-3, R-3-5	2,880	\$40,320.00	NOT-BUILDABLE

13

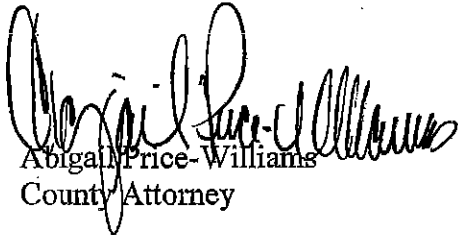


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 7, 2017

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(21)

**Please note any items checked.**

- "3-Day Rule" for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(21)  
11-7-17

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS CERTAIN COUNTY-OWNED PROPERTIES LISTED IN EXHIBIT "A"; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER OR BY PRIVATE SALE TO AN ADJACENT PROPERTY OWNER FOR NO LESS THAN 75 PERCENT OF ASSESSED MARKET VALUE AS DETERMINED BY THE OFFICE OF THE PROPERTY APPRAISER AT THE TIME OF SALE OR 75 PERCENT OF APPRAISED VALUE AS DETERMINED BY AN INDEPENDENT STATE CERTIFIED APPRAISER FOR THOSE PROPERTIES WITH ASSESSED MARKET VALUES OF \$50,000 OR GREATER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE SALE OF SUCH PROPERTIES

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, in accordance with Administrative Order No. 8-4 the properties listed in Exhibit "A" have been circulated to all County departments and respective municipalities to determine if there is a planned use or anticipated need for the properties, and no need was identified; and

**WHEREAS**, in accordance with Resolution No. R-380-17, written notice was provided to all 13 District Commissioners; and

**WHEREAS**, this Board finds that the properties labeled as non-buildable in attached Exhibit "A" are of insufficient size, shape, or location, to be issued a building permit and are only of use to the adjacent property owners; and

**WHEREAS**, pursuant to Section 125.35 of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell the County-owned properties listed in Exhibit "A" by public sale to the highest bidder or by private sale to an adjacent property owner pursuant to Section 125.35(2) of the Florida Statutes,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are incorporated in this resolution and are approved.

**Section 2.** Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby: (i) declares surplus <sup>1</sup>>>certain<<[[142]] County-owned properties listed in Exhibit "A"; (ii) authorizes that such properties be sold by public sale to the highest bidder or by private sale to an adjacent property owner when it is determined that the property is not buildable in accordance with Section 125.35(2) of the Florida Statutes, for no less than 75 percent of the property's assessed market value at the time of sale as determined by the Office of the Property Appraiser or 75 percent of appraised value (no more than six months old), as determined by an independent State certified appraiser, for those properties with assessed market values of \$50,000 or greater; (iii) authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the sale of such properties, including but not limited to hiring appraisers as necessary; and (iv) authorizes the execution of County Deeds, substantially in the form attached

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<sup>1</sup> Committee amendments are indicated as follows: Words stricken through and/or [[double bracketed]] are deleted, words underscored and/or >>double arrowed<< are added.



hereto as Exhibit "B," by the Board of County Commissioners acting by the Chairperson or Vice-Chairperson of the Board.

**Section 3.** The Board waives Administrative Order No. 8-4 as it relates to review by the Planning Advisory Board.

**Section 4.** Pursuant to Resolution No. R-974-09, the Board, (a) directs the County Mayor or County Mayor's designee to record said instruments of conveyance executed herein in the public records of Miami-Dade County, including the County Deed, and to provide a recorded copy of said instruments to the Clerk of the Board within 30 days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of November, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Debra Herman



# EXHIBIT "B"

Instrument prepared by and return to:  
Miami-Dade County Internal Services Department  
Real Estate Development Division  
111 N.W. 1 Street, Suite 2460  
Miami, Florida 33128-1907

Folio No.:

## COUNTY DEED

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and \_\_\_\_\_, party of the second part, whose address \_\_\_\_\_

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$\_\_\_\_\_ to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

See Exhibit "A"

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Esteban L. Bovo Jr. Chairman

Approved for legal sufficiency: \_\_\_\_\_

The foregoing was authorized by Resolution No. R- \_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of \_\_\_\_\_ 20\_\_\_\_